



Mr Robin Purdie
per Aitken Turnbull Architects
9 Bridge Place
Galashiels
Scottish Borders
TD1 1SN

Please ask for: Julie Hayward
01835 825585
Our Ref: 22/00296/FUL
Your Ref:
E-Mail: jhayward2@scotborders.gov.uk
Date: 28th June 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land North And East Of Tweed Lodge Hoebridge East Road
Gattonside Scottish Borders**

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Mr Robin Purdie

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 22/00296/FUL

**To : Mr Robin Purdie per Aitken Turnbull Architects 9 Bridge Place Galashiels Scottish Borders
TD1 1SN**

With reference to your application validated on **1st March 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse

at : Land North And East Of Tweed Lodge Hoebridge East Road Gattonside Scottish Borders

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 27th June 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/00296/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
L(-1)001	Location Plan	Refused
L(-2)101.220113	Proposed Plans	Refused
L(-2)102.220113	Proposed Plans	Refused
L(-1)102.220510	Proposed Site Plan	Refused
L(-4)101.220426	Proposed Elevations	Refused
L(-4)102.220426	Proposed Elevations	Refused
L(-1)102.220510 A	Proposed Site Plan	Refused
L(-4)103	Proposed Elevations	Refused
L(-4)104	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to policies PMD2 and EP9 of the Local Development Plan 2016 in that the scale, mass, design and materials are out of keeping with the character of the Conservation Area, the proposal would constitute overdevelopment of the site and would be prominent in the landscape and harmful to the visual amenities of the area and views into the Conservation Area.
- 2 The proposal is contrary to policies PMD5 and HD3 in that the proposal would have a significant detrimental impact on the residential amenities of the neighbouring property, Tweed Lodge. The scale and siting of the proposed house would result in a loss of light and outlook to the detriment of resultation amenity, leading to an overbearing and dominant form of development.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells. TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).